

The following are minutes of the Bettendorf Planning and Zoning Commission and are a synopsis of the discussion that took place at this meeting and as such may not include the entirety of each statement made. The minutes of each meeting do not become official until approved at the next meeting.

**MINUTES
PLANNING AND ZONING COMMISSION
OCTOBER 24, 2012
5:30 P.M.**

The Planning and Zoning Commission meeting of October 24, 2012, was called to order by Wennlund at 5:30 p.m. at the City Hall Council Chambers, 1609 State Street.

1. Roll Call

MEMBERS PRESENT: Bennett, Bert, Peters, Stoltenberg, Wennlund

MEMBERS ABSENT: Kappeler, Rafferty

STAFF PRESENT: Greg Beck, City Planner; Bill Connors, Community Development Director, John Soenksen, City Planner; Brian Fries, Assistant City Engineer; Lisa Fuhrman, Community Development Secretary

2. Approval of the minutes of the meeting of September 19, 2012.

On motion by Bennett, seconded by Stoltenberg, that the minutes of the meeting of September 19, 2012 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

Land Use Amendment/Rezoning

4. Case 12-057; North side of the 4300 block of 53rd Avenue, Office/transitional to Traditional Residential, submitted by Beaver Development.

5. Case 12-058; North side of the 4300 block of 53rd Avenue, A-1, Agricultural district to R-1, Single-family residence district, submitted by Beaver Development.

6. Case 12-059; North side of the 4300 block of 53rd Avenue, A-1, Agricultural district to R-3 Single- and two-family residence district, submitted by Beaver Development.

Beck reviewed the staff reports.

Bert asked if the only access to the proposed subdivision is from 53rd Avenue. Beck explained that eventually the subdivision would also be connected from the north via Hopewell Hills First Addition. He added that the applicant plans to begin the development along 53rd Avenue and that it is possible that the first phase may include a connection to the proposed subdivision to the east depending upon how quickly it is completed.

Bert asked if access to the subdivision to the north originates from Forest Grove Drive. Beck explained that it connects to Hopewell Avenue.

An unidentified resident asked when the subdivision would be built. Tom Pastrnak, representing the applicant, indicated that the closing on the property would be held subsequent to the final approval of the land use amendment and rezoning requests which would most likely be in January 2013. He explained that the subdivision would be built in four phases with the first beginning in the spring of 2013.

Christina McNamara-Schmidt, 4219 Nevada Drive, asked what the value of the homes would be. Pastrnak indicated that he has not spoken with the developer regarding the value but that they would likely be akin to the homes in the Beaver Crossing developments near Forest Grove Drive.

McNamara-Schmidt asked where the proposed subdivision and hers would connect. Beck explained that the stub of Idaho Drive would be extended and then eventually connect to the proposed development.

Wennlund commented that the plan submitted with the rezoning application is a concept only, adding that a preliminary and final plat would be reviewed by the Commission after the rezoning is approved.

On motion by Stoltenberg, seconded by Bennett, that the amendment of the land use designation for property located on the north side of the 4300 block of 53rd Avenue, Office/transitional to Traditional Residential, be recommended for approval subject to staff comments. (Case 12-057)

ALL AYES

Motion carried.

On motion by Bennett, seconded by Bert, that the rezoning of property located on the north side of the 4300 block of 53rd Avenue, A-1 to R-1, be recommended for approval subject to staff comments. (Case 12-058)

ALL AYES

Motion carried.

On motion by Stoltenberg, seconded by Peters, that the rezoning of property located on the north side of the 4300 block of 53rd Avenue, A-1 to R-3, be recommended for approval subject to staff comments. (Case 12-059)

ALL AYES

Motion carried.

Preliminary Plat

6. Case 12-060; ValleyWynds Addition - Phase II, submitted by McB Development.

Beck reviewed the staff report, adding that staff would like a plat note added which states that in the future a recreational trail will be built on the city-owned portion of the property involved. He indicated that the Parks Department has not determined a definite timetable or location of the trail but that staff would like future homeowners to be aware of the possibility. Connors stated that the plat note should read that a recreational trail may be built some time in the future, not that it is definite.

Wennlund asked for clarification of the location of the city-owned property and asked if it is the same property that is indicated as unusable. Beck explained that the unusable property is not owned by the city and is located to the east of the city-owned property.

Wennlund asked who would be responsible for the maintenance of the unusable portion of the property. Beck stated that during the final plat stage, caretaking arrangements for the outlots would be specified.

Bert asked if the unusable property currently is timbered. Eric Longlett, representing the applicant, explained that currently the land is a farm field but that in future it could be used for detention for property located further west when it is developed. He added that because of the steep topography, the developer will likely plant some type of prairie grass in an effort to reduce maintenance as much as possible. Wennlund asked if Outlot B is tied in any way to the single-family development as it relates to maintenance. Longlett explained that there is currently a maintenance agreement, reiterating that in future Outlot B may be used for a detention area for future development to the west. He added that it is unlikely that Outlot B would ever be developed because of the difficult topography.

Bennett indicated that the plan indicates that there would be 9 feet of water in the pond feature. Longlett confirmed this, but added that no design has been completed and that the actual depth of the pond has not been determined. Bennett asked what the grade of the side slopes would be. Longlett explained that it would probably be 5:1 until the water level is reached, adding that after that it would likely be 3:1. He indicated that the pond could be used as an additional storm water detention mechanism if need be, adding that the water features to the south would be the primary detention system used for the subdivision.

Bruce Smith, 6691 Eagle Ridge Road, asked for verification that Outlot B is not planned be used for any current development. Wennlund confirmed this.

Smith asked if the developer would have to return to the city for approval of any future condominium development on Outlot C. Beck confirmed this, adding that a preliminary and final plat would be required.

Karen Petersen, 6581 Eagle Ridge Road, expressed her opposition to any future development of Outlot C as condominiums. She stated that she believes that the area should be reserved for single-family development as the property is currently zoned R-1 and a more intense development would require a rezoning. She also expressed her opposition to the possible inclusion of a recreational trail in the area.

Bert asked if staff is recommending that a plat note regarding the possibility of a recreational trail be included as a condition of approval. Connors explained that the Director of Parks and Recreation had requested that a note regarding the trail be included. He indicated that no design has been completed yet.

Jim Bradley, 6471 Eagle Ridge Road, expressed opposition to the future construction of a recreational trail on the city-owned property. He stated that in the Highland Green area the city-owned recreational trail is poorly maintained and that the proposed trail would not be connected to any other in a useful manner.

On motion by Bennett, seconded by Bert, that the preliminary plat of ValleyWynds Addition - Phase II be recommended for approval subject to staff comments and the inclusion of a plat note regarding the possibility of inclusion of a recreational trail on the city-owned property.

ALL AYES

Motion carried.

7. Commission Update.

Connors stated that the final plat of Villas at Glengevlin Second Addition and the ordinance rezoning 17853 - 244th Avenue were approved at the October 2, 2012 City Council meeting.

There being no further business, the meeting adjourned at approximately 6:00 p.m.

These minutes approved _____

Gregory W. Beck, City Planner